

RECEIVED
1988 OCT 24 AM 10:32
ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

October 24, 1988

Alice N. Reimche, City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95241-1010

Dear Ms. Reimche:

At this time we would like to withdraw our request for appeal of the decision on Iris Place Phase II made September 26, 1988.

We are planning to submit a new plan to the Planning Commission at a later date.

Thank you,



Donald R. Pearson
H & M Builders

DRP/mp

NOTICE OF PUBLIC HEARING

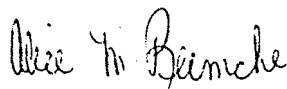
TO CONSIDER THE APPEAL OF DONALD R. PEARSON, H & M BUILDERS,
OF THE PLANNING COMMISSION'S DENIAL OF THE APPROVAL OF
THE TENTATIVE SUBDIVISION MAP OF IRIS PLACE, PHASE II,
A 1.0 ACRE, 6-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
PROPOSED FOR 1420 IRIS DRIVE (APN 033-040-15)
IN AN AREA ZONED R-1, SINGLE-FAMILY RESIDENTIAL

NOTICE IS HEREBY GIVEN that on Wednesday, November 2, 1988 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the appeal of Donald R. Pearson, H & M Builders, of the Planning Commission's denial of the approval of the Tentative Subdivision Map of Iris Place, Phase II, a 1.0 acre, 6-lot single-family residential development, proposed for 1420 Iris Drive (APN 033-040-15) in an area zoned R-1, Single-Family Residential.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

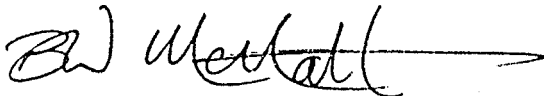
By Order Of the Lodi City Council:



Alice M. Reimche
City Clerk

Dated: October 19, 1988

Approved as to form:



Bobby W. McNatt
City Attorney

PH/04
TXTA. 02D

DECLARATION OF MAILING

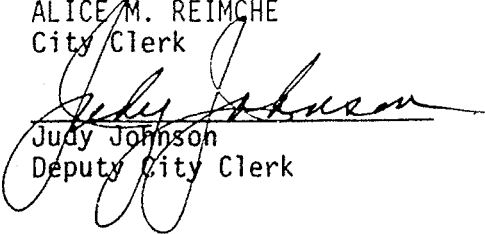
On October 20, 1988 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 20, 1988, at Lodi, California.

ALICE M. REIMCHE
City Clerk



Judy Johnson
Deputy City Clerk

DEC/01
TXTA.02D

NOTICE OF PUBLIC HEARING

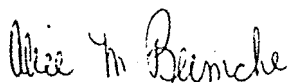
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Bobby W. McNatt
City Attorney

PH/04
TXTA. 02D

MAILING LIST FOR: 1420 IRIS DRIVE 033-040-15							FILE #
file	grd	AP#	OWNERS NAME	MAILING ADDRESS	CITY, STATE	ZIP	
014	I12	033-040-5	RAY PROPERTIES	801 S. FAIRMONT		95240	
240	F13	15	URIAS E. RAY + MARIA	1420 IRIS DR.			
014	L12	17	LIDDICAT LESTER	1458 W IRIS DR.			
014	D13	37	MEYER RAYMOND	1428 IRIS DR.			
240	T13	38	GRAHAM CHARLES	1434 IRIS DR.			
014	E13	39	HIEBERLE RONALD + SUSAN	1440 IRIS DR.			
240	N13	033-320-1	H + H P. W. H. INC	330 S. FAIRMONT SYC SR.			
240	N13	2	"				
240	O13	3	"				
240	C13	4	"				
240	O13	5	MARVIN M. WICK (N + H)	1217 W. TOKAY ST			
240	P13	6	H + H BROS.	330 S FAIRMONT SYC SR.			
240	P13	7	"				
240	P13	8	"				
240	U11	9	"				
240	P14	10	MARVIN M. WICK (N + H)	1217 W. Tokay			
015	G12	033-240-1	HUST ARLENE	1435 IRIS DR.			
715	G12	2	HUNTINGTON HUNSTEAD PTNR	17609 VENTURA 11208	LAJINGO, CA	91316	
015	G12	3	ENSHINGER CARL	1417 IRIS DR.		95242	
715	H12	4	PRATT LYN + CHLOE	STAR ROUTE	MOUNTAIN RANCH, CA	95246	
015	H12	5	HEINRICH EMIL + RUDOLPH	1416 KEAGLE WY		95242	
715	H12	6	SCHWYER DAGMAR	1424 KEAGLE WY			
715	I12	7	HADLER-MARSDEN MICHAEL	1432 KEAGLE WY			
015	F11	033-220-3	HUMPH. CPA + FRANCIS	1459 IRIS DR.			
015	F11	4	HANDEL MARK	1401 IRIS DR.			
715	F11	5	BUTLER BART + MICHELE	1443 IRIS DR.			
715	G11	6	ALIFERIS KONSTANTINOS	1440 KEAGLE WY			
715	F11	7	BECKMAN RONALD	1445 KEAGLE WY.			
715	F11	8	BARTON WILLET	1456 KEAGLE WY			
015	F16	033-320-1	KATZAVIAN THEODORE	777 S. HAM LANE #A			
715	F16	2	BERGE GEORGE JR.	777 S. HAM LANE #D			
715	F16	3	"				
715	F16	4	LODY BOARD OF DIRECTORS	777 S. HAM LANE #C			
015	F16	5	INAE MUX + TAKAKO	777 S. HAM LANE #F			
015	G16	7	KATZAVIAN THEODORE	777 S. HAM LANE #A			
715	F16	8	BLOCK STEVEN	9368 N OAKWILDE	310081-11	95211	
015	H16	10	KANELOWA BRIAN + LEAH	777 S. HAM LANE #J			
715	F16	11	BENNETT + COMPTON INC.	PO BOX 1597		95241	

MAILING LIST FOR: 1100 S. 1ST ST. (17) 1100-15 TRIS PLACE PHASE II FILE #						
File#	grk	AP#	OWNERS NAME	MAILING ADDRESS	CITY, STATE	ZIP
Q14	E15	Q33-Q71-8	HILLINGSWORTH JON P (M)	1507 VESTA DR.		95242
Q14	E15	9	MOHR WALTER	1501 VESTA DR.		
Q14	E15	10	MITCHELL LLOYD	1451 VESTA DR.		
Q14	E15	11	REILLY LEO	1445 VESTA DR.		
Q14	G15	12	KONG YAU	1439 VESTA DR.		
Q14	G15	13	PENROSE ELAENE	1433 VESTA DR.		
Q14	G15	14	ERTICH JOHN	1427 VESTA DR.		
Q14	H15	15	ALMENDINGER RICHMOND ELSIE	1421 VESTA DR.		
Q14	H15	16	SCHIECK LEROY ELLA	1415 VESTA DR.		
Q14	H15	17	REGULIC ANTONIO	1409 VESTA DR.		
Q14	I15	18	WONG LAP	1403 VESTA DR.		
Q14	I15	19	HALL CLIFFORD	1401 VESTA DR.		
Q14	E15	20	WALTON GENE TRIST	2801 S. FAIRMONT		95240
220	D15	Q33-Q72-9	YAMUCHE GEORGE	1500 VESTA DR.		95242
Q14	H15	18	VOLKERT NIK & J THUS/ES	1450 VESTA DR.		
Q14	O15	11	TENENTE FRANK + DEANA	1444 VESTA DR.		
240	G13	12	CLARK JEFFERY	1438 VESTA DR.		
Q14	G15	13	LEFFLER JOSEPH	1432 VESTA DR.		
Q14	H15	14	MILLER VERNIE	1426 VESTA DR.		
Q14	P15	15	WARREN WAYNE	1420 VESTA DR.		
Q14	P15	16	EVANS JOHN	1414 VESTA DR.		
Q14	Q16	17	GILBERT JAMES	1408 VESTA DR.		
Q14	Q16	18	WUDIL LUCILE	718 S. LEE		95240
Q14	Q16	19	VERREY STEVEN + JOHN	837 CORTER WAY		95242
Q14	Q16	20	RIEGER MARALYN	845 CORTER WAY		
Q14	Q16	21	WUDIL LUCILE	718 S. LEE		95240
Q14	Q16	22	LITZ HENBERT	1409 W. VINE ST		95242
Q14	Q16	23	VOLB KIRI + ANNA	1415 W. VINE ST		
Q14	Q16	24	DWYER TIMOTHY	1421 W. VINE ST		
Q14	Q16	25	MASSEY THEODORE	1427 W. VINE ST		
Q14	Q16	26	LIRA JUNE	1435 W. VINE ST		
Q14	Q16	27	KREIN VICTORIA	1439 W. VINE ST		
Q14	E16	28	BIRGE RACHAEL	1443 W. VINE ST		

CITY COUNCIL

JAMES W PINKERTON Jr Mayor
JOHN R (Randy) SNIDER
Mayor Pro Tempore

DAVID M HINCHMAN
EVELYN M OLSON

FRED M. REID

CITY OF LODI

CITY HALL, 321 WEST PINE STREET

CALL BOX 3006
LODI, CALIFORNIA 95241-1910

(209) 334-5634

TELECOPIER (209) 333-6795

THOMAS A PETERSON
City Manager

ALICE M REIMCHE
City Clerk

BOB McNATT
City Attorney

RECEIVED

1988 SEP 29 AM 10:18

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

September 27, 1988

Mr. Terry Piazza
c/o Baumbach and Piazza
Consulting Engineers
323 West Elm Street
Lodi, CA 95240

Dear Terry

RE: Tentative Subdivision Map 88 S 009
Iris Place - Phase II

At its meeting of Monday, September 26, 1988, 1988 the Lodi City Planning Commission denied the request of Donald R. Pearson on behalf of H and M Builders for the approval of the Tentative Subdivision Map of Iris Place, Phase II, a 1.0 acre, 6-lot single-family residential development proposed for 1420 Iris Drive (APN 033-040-15) in an area zoned R-1, Single-Family Residential.

In denying this request the Planning Commission determined:

1. that single-family residences and condominiums on the same private accessway was not appropriate;
2. that the private, dead-end accessway would be congested if it served an additional six single-family units; and
3. that the private accessway already had parking problems because of the way it was constructed.

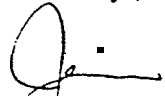
Section 16.36.010 of the Lodi Municipal Code (i.e. Subdivisions) provides as follows:

"Any interested person adversely affected by any decision of the advisory agency may file a complaint with the City Clerk concerning such decision. Any such complaint shall be filed with the City Clerk within fifteen days after the action which is the subject of the complaint."

Terry Piazza
September 27, 1988
Page 2

Your appeal, **if** any, should be in writing and directed to Alice M. Reimche, City Clerk, Call Box 3006, Lodi, CA 95241-1910, and must be received **by** her by 5:00 p.m., Tuesday, October 11, 1988.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: H and M Builders
Donald R. Pearson
City Clerk

RECEIVED

1988 OCT -6 PM 1:18

October 6, 1988

ALICE M. REIMCKE
CITY CLERK
CITY OF LODI

Alice M. Reimcke, City Clerk
City of Lodi
221 W. Pine Street
Lodi, ca 95241-1010

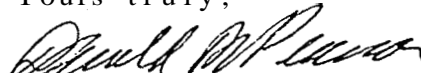
Dear Ms. Reimcke:

Regarding the denial of our request for approval of the tentative subdivision map 885009, Iris Place Phase II at the September 26, 1988 meeting of the Lodi City Planning Commission, we wish to file an appeal with the City Clerk for a hearing with the Lodi City Council.

We feel that we did not present a proper rebuttal, at the time of the meeting and, with some modifications this could be an excellent project. The cost of land has become so exhorbitant in Lodi, it is almost impossible for the first time home buyer to own a home. We have no intention of building rentals or "junk" as so stated by the plaintiffs at the September meeting. It was **also** quoted, at the aforementioned meeting, that the homes surrounding this proposed project were expensive and this project would lower the existing property value. It is our intention to construct quality homes from \$135,000 to \$145,000 compatible with the area.

The questionable driveway access and parking problems regarding the proposed project and the already existing condominiums to the East, can and will be resolved.

Yours truly,



Donald R. Pearson
H & M Builders

DRP/mp

CITY COUNCIL

JAMES W. PINKERTON, Jr., Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
EVELYN hi. OLSON
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
MAIL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

November 4, 1988

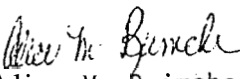
Mr. Donald P. Pearson
H & M Builders
330 South Fairmont Street
Suite 3B
Lodi, CA 95240

Dear Mr. Pearson:

This letter will confirm that the City Council, at its regular meeting of November 2, 1988, accepted your withdrawal of the appeal of the Planning Commission's denial of the approval of the Subdivision Map of Iris Place, Phase 11, a 1.0 acre, 6-lot single-family residential development proposed for 1420 Iris Drive, Lodi.

If you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR: jj

cc: James B. Schroeder
Community Development Director